

## \$185,000 - 319 226 Macewan Road, Edmonton

MLS® #E4440337

**\$185,000**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Nestled within the charming MacEwan community, this delightful one-bedroom apartment is perfect for the first-time homebuyer or investor. Recently revitalised with a fresh coat of paint, vinyl plank flooring throughout and new lighting, this property is ready for you to move straight in. Located on the third floor, boasting 9ft ceilings and an open-plan living space bathed in natural light. The kitchen, complete with an inviting island, overlooks the living area. A large patio door opens onto a private balcony, providing a serene view of the lush greenery and comes equipped with a gas hook-up for summer BBQs. The well-proportioned bedroom features a walk-through closet with direct access to the bathroom. Convenience is further enriched by in-suite laundry and additional storage space. Additional perks include a titled, heated underground parking space, and low condo fees that encompass all utilities – heat, water, and power. Quick access to amenities, shopping, park, public transport, LRT and the Henday.

Built in 2005

### Essential Information

MLS® # E4440337

Price \$185,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	319 226 Macewan Road
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L5

### **Amenities**

Amenities	Off Street Parking, Ceiling 9 ft., Intercom, Parking-Visitor
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jonny Bright School
Middle	Jonny Bright School
High	Louie St. Laurent

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	27
Zoning	Zone 55
Condo Fee	\$485

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Listing information last updated on June 30th, 2025 at 11:32pm MDT